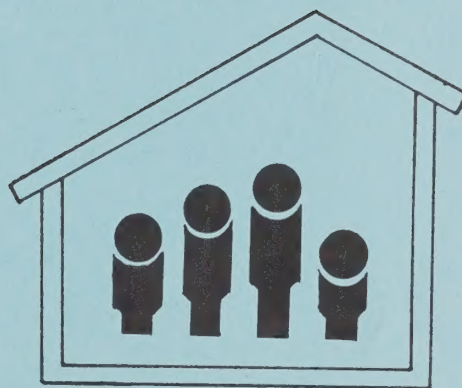


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CITY OF PLEASANT HILL

HOUSING ELEMENT

ADOPTED FEBRUARY 2, 1981

RESOLUTION NO. 19-81

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, ADOPTING THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, the City Council, City of Pleasant Hill on January 19, 1981, held a Public Hearing to receive comments on the proposed Housing Element as adopted by the Planning Commission on December 2, 1980, in accordance with Government Code Section 65302 (c), as amended; and

WHEREAS, having reviewed all pertinent documents including the Housing Element Background Reports, the Initial Study and the written document and testimony of interested persons the Council finds the Housing Element to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pleasant Hill, hereby adopts the Housing Element of the General Plan.

ADOPTED by the City Council of the City of Pleasant Hill on the 2nd day of February, 1981, by the following vote:

Ayes: Clarke, Holmes, Mulhall, Mustard, Cooper


Noes: None

Absent: None

PAUL L. COOPER, Mayor

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The General Plan

Traditionally, the General Plan is the official statement of a City which sets forth its major policies concerning desirable future physical development. Over the last decade the General Plan has been used to address more and more social issues and to clarify the relationship between physical development and social and economic goals.

In California, the first General Plan elements--Land Use and Circulation--have been required since 1955. Since then the legislature has mandated seven more elements, including the Housing Element in 1969 and Seismic Safety and Noise Elements in 1974.

The General Plan for the City of Pleasant Hill, prepared by a planning consulting firm, was adopted on April 27, 1964. The 1964 plan contained historical background, population characteristics and economic base, land use, public facilities, recreation and transportation. Generally, the 1964 plan only addressed the two mandated elements of Land Use and Circulation, while briefly discussing residential areas. In 1966, a major update pertaining to the Central Business District and Civic Center was made. Through the 1970's, several elements were added, including the Noise Element (1977), Scenic Highway (1974), Conservation (1974), and Open Space (1973). With the adoption of these four elements, the City still did not have a complete General Plan.

As the City enters the 1980's, it is time to review the General Plan and make needed revisions and to add the missing elements. The first element to be revised is going to be the Housing Element.

Required General Plan Elements

- | | |
|-----------------|--|
| 1) Land Use | Designates the general distribution and location and extent of uses of land for housing, business and open space. |
| 2) Circulation | Provides the general location and type of highways, streets, and other transportation facilities. |
| 3) Housing | Provides policy for the development and maintenance of a housing stock which meets the needs of existing and future populations. |
| 4) Conservation | Provides for the conservation, development, and utilization of natural resources. |
| 5) Open Space | Locates and distributes open space to meet the needs of the population including active and passive recreational areas. |

- | | |
|--------------------|---|
| 6) Seismic Safety | Identifies and appraises seismic hazards. |
| 7) Noise | Identifies sources and extent of noise problems and provides guidance for land use and mitigation measures. |
| 8) Scenic Highways | To identify, develop and protect scenic corridors. |
| 9) Safety | To protect the community from fires, flooding and other natural disasters. |

Organization of the Housing Element

There are four major hierarchical components that make up the Housing Element, as well as all subsequent elements of the 1980 General Plan: 1) Goals, 2) Objectives, 3) Policies, and 4) Implementation Programs.

Goals:

Typically, goals are general, commonly-held, long-range ideals, and are expected to provide on-going direction. Furthermore, a goal is not intended to be achieved. The goal, by its nature, represents a theme which provides the most basic direction.

Objectives:

Objectives provide the major organizational framework of the Housing Element. The objectives provide a greater detailed accounting and clearer definitions of key words used in the goal. For example, the goal mentions the variety and the affordability of housing in neighborhoods; the objectives focus in and clarify what these words mean to Pleasant Hill and what the City intends to strive for in each area.

Policies:

Within each objective there are one or more policies which imply a strategy, role or approach which addresses a portion of the objective. Generally, policies provide the decision-making framework which guides action in regard to a particular objective. Stated differently, the policy statements describe a range of actions within a defined scope.

Implementation Programs:

Simply, Implementation Programs specify definite actions to be taken by the City to fulfill the policy which in turn leads to the accomplishment of the goal. The implementation programs provide the authority to continue or amend some or all existing programs and provide the basis for further research and establishment of new programs.

HOUSING

INTRODUCTION




The Housing Element is the part of the General Plan which sets the policy relating to the development and maintenance of the City of Pleasant Hill's housing stock. The State Housing Guidelines for a General Plan Housing Element state directly and simply that:

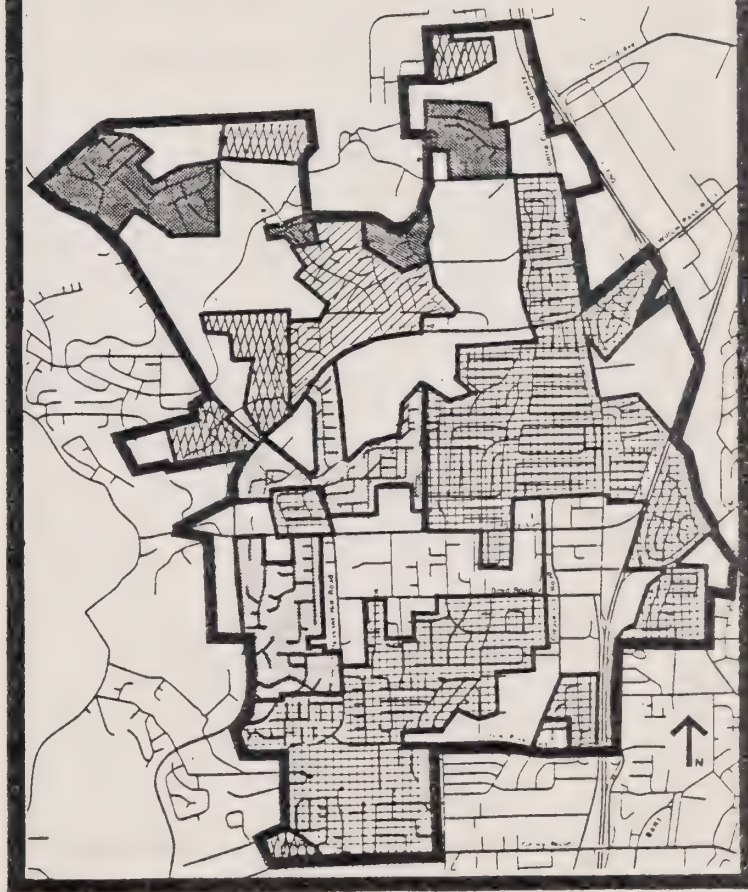
"The local housing element is intended to provide citizens and the public officials with an understanding of the housing needs of the community, and set forth an integrated set of policies and programs aimed at attainment of defined goals. In so doing, the Housing Element will serve not only as a programmatic expression of local government to act, but will also provide guidance and directions to local government decision making in all matters relating to housing."

This Housing Element, like the rest of the 1980 General Plan, establishes policy which is expected to remain in effect until 1990, at which time a complete revision should be made to the plan.

Pleasant Hill is primarily a single family residential suburban community. The community is centrally located in the beautiful Diablo Valley with the Briones and Diablo mountain ranges providing a splendid backdrop. Along with the outstanding environment, immediate access to the employment centers of the Bay Area makes Pleasant Hill a desirable place to live. Development of the community occurred in cycles of rapid development and building inactivity. Approximately 60 percent of all residential development and approximately 80 percent of all single family residential development occurred prior to incorporation in 1961, (see Figure No. 1). Development during the pre-incorporation period occurred in large subdivision tracts. This development occurred without the aid of an overall comprehensive General Plan and

FIGURE NO. 1 - GENERALIZED RESIDENTIAL DEVELOPMENT PATTERNS

Years Subdivided		Years Subdivided	
1945 - 1954		1966 - 1975	
1955 - 1960		1976 -	
1961 - 1965			



has contributed to the lack of solid civic and community identity.

Subsequent to incorporation, a General Plan was adopted in 1964 that recognized a need for a detailed development plan for all residential planning areas. The 1964 Plan emphasized the need for the creation of well-balanced, self-contained residential areas based on elementary school service areas.

This element--The 1980 Housing Element--represents an incremental step toward achieving the objective of well-balanced, self-contained residential areas through comprehensive community planning.

HOUSING GOAL

TO ENSURE A PERMANENT VARIETY OF SAFE, DECENT AND AFFORDABLE HOUSING TO MEET THE NEEDS OF THE COMMUNITY AND ENHANCE THE QUALITY AND THE LIVABILITY OF THE CITY'S RESIDENTIAL AREAS.

The housing goal expresses the central theme that will be found throughout the General Plan--the necessity for a range and quality of life in the City's maturing residential areas. The goal is intended to serve as the framework for decisions that will affect the City's housing and neighborhoods. The objectives, policies and implementation programs support the goal by establishing a direction and defining major commitments necessary to pursue that direction through 1990.

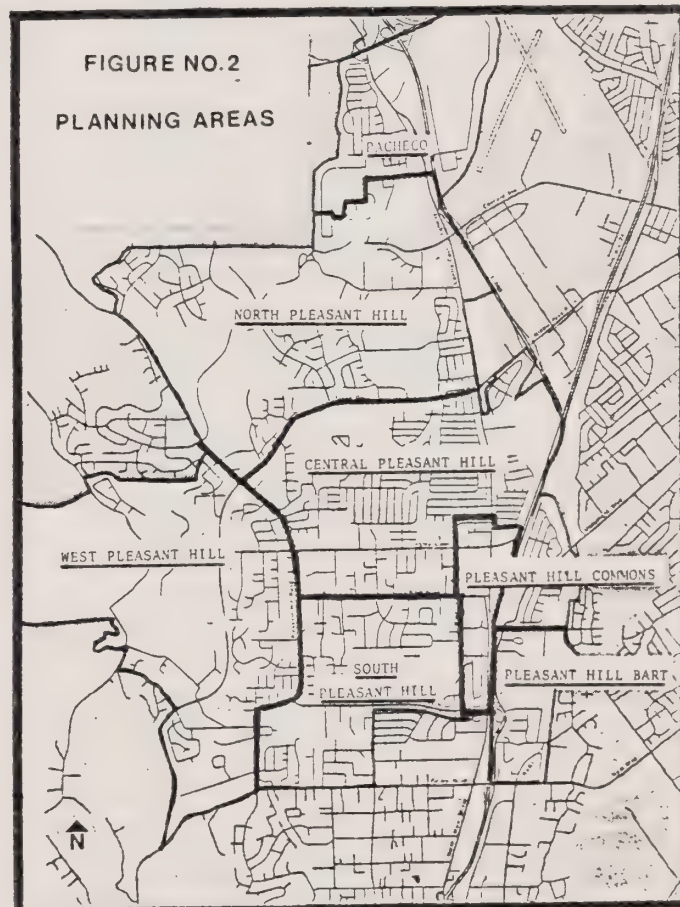
Supporting data, underlying rationale and a discussion of alternatives are presented in a separate document entitled, "Background Reports for the Housing Element, 1980."

OBJECTIVES, POLICIES & IMPLEMENTATION PROGRAMS

OBJECTIVE I: RESIDENTIAL AREAS

To maintain and improve residential areas to ensure livability and to provide a sound foundation for community identity, financial stability and citizen involvement.

The past 30 years have been characterized by residential development and new construction; the next decade and decades to follow will be a period of maintenance, maturation and rehabilitation of housing. Only in the hillside areas and in the redevelopment area will the City's attention remain focused mainly on new construction. Most of the City's resources will be directed to the improvement of existing residential areas.



There are various ways and methods of managing a City's resources to ensure the maintenance of residential areas. One accepted method is to partition the City into physically definable community planning areas which have commonly accepted physical boundaries. These planning areas are a collection of facilities and services which residents utilize in their daily lives and is the basis for most social interaction. One of the prime objectives of this element is to ensure that the community planning areas provide the needed services and foster a feeling of comfort with the physical and social surroundings of the residents. Figure No. 2 identifies the City of Pleasant Hill's community planning areas.

The community planning areas are important because change does not occur uniformly throughout the City, different sections age at different rates. Most every part of a city goes through changes - a sort of cycle of life. Developed originally as a series of subdivisions, residential areas have required years to mature, to develop their own character and to integrate into the suburban fabric. Once mature, depending on the type of development and market conditions, these areas may retain their positive image for years. Some areas, because of changing conditions, such as the intrusion of arterial roads, commercial uses or higher densities may not retain a positive image and begin a slow decline. Still other areas may never have received a full complement of facilities and services, and, therefore, never completely mature into a comfortable residential area. Each community planning area must be treated as a unique entity, because they all differ. The first policy in this element is designed to define and strengthen the basic attributes of the City's residential areas, and provide the support necessary to develop and maintain a sense of maturity, stability and permanence.

POLICY A: COMMUNITY DEVELOPMENT AND MAINTENANCE

Provide public improvements which enhance or create a feeling of stability and permanence in the City's residential areas.

Implementation Programs

- A. 1. Initiate a program of systematic review of community planning areas in order to identify and address particular needs of each area.
- A. 2. Develop a capital improvement schedule which programs public improvement projects on a community planning area basis to ensure a concentrated impact over the shortest period of time.
- A. 3. Continue vigorous enforcement of existing City ordinance and State laws that improve the appearance of the City's residential areas (e.g., removal of abandoned vehicles).

- A. 4. The improvement of residential streets by traffic control, sidewalks where appropriate, adequate lighting and identification, and a general high standard of maintenance are recommended.
- A. 5. Vigorously enforce the retention of existing trees, especially large canopy trees, in new developments. Encourage tree planting by private citizens and ensure the preservation of existing trees on private property.
- A. 6. Ensure that zoning designations are consistent with the existing land use patterns, both to strengthen the character of the area and to prevent inappropriate development or redevelopment.
- A. 7. Consider the preparation of specific plans and street plan lines for highly visible, odd-shaped or large vacant parcels to ensure the appropriate integration of future development with the existing residential area.
- A. 8. Continue to utilize the Architectural Review Commission for reviewing both private and public projects to ensure that the design is consistent with and sensitive to the existing neighborhood.

The housing itself is the major component of each planning area, and, therefore, its conservation is central to maintaining a positive community image.

Overall, the housing in Pleasant Hill is relatively new, with the 1970 census indicating only 275 dwellings built prior to 1939. Because most of the housing is less than 40 years old, it is generally in sound condition (see Figure No. 3). Apparently no major residential area has started to decline to the level requiring substantial development, though certain isolated pockets have been found through census data, and a visual study to show early signs of decline. The redevelopment, already underway in Pleasant Hill, was necessitated by conflicting land uses and a need for an economically viable community center.

FIGURE NO. 3

HOUSING CONDITIONS - 1975

		Percent	Percent	Percent
	<u>Dwelling Units</u>	<u>Sound</u>	<u>Deteriorating</u>	<u>Dilapidated</u>
Pleasant Hill	9,091	97.6	1.6	.4
County	213,513	97.1	2.6	0

Source: 1975 Countywide Special Census for Contra Costa County

A natural aging process can be expected in housing, though the rate at which a dwelling unit begins to need structural repairs is contingent upon the type and quality of construction and the maintenance of the structure. Although it is recognized that the age is not necessarily a cause or correlation of substandard housing, it is apparent that age is a strong factor in housing quality. It is equally apparent in Pleasant Hill that those areas with a higher than average population of low income households, concentration of elderly and substantial numbers of absentee owners have shown the first signs of housing decline. The policy direction in this element is to provide assistance to those areas and households that without assistance, would eventually be confronted with substandard housing. The City will benefit by ensuring the preservation of attractive and safe residential areas.

POLICY B: HOUSING CONSERVATION

Promote housing conservation and rehabilitation.

Implementation Programs

- B. 1 Seek Federal and State funding for government housing programs which promote housing conservation and housing rehabilitation including:
- Use of County Community Development Block Grant low interest loans for rehabilitation.
 - Encourage the re-cycling of repaid loans by the County back into Pleasant Hill.
 - Encourage and promote programs of energy conservation, particularly

County-sponsored programs in rehabilitation areas.

- B. 2. Seek means to encourage tenants and owners of housing to maintain and improve their properties.
- B. 3. Work with interested realtors, bankers, home associations, and investment managers to develop a program which ensures that owners of single family rental housing maintain and improve their properties to enhance the residential areas.
- B. 4. Monitor information on redlining in the City, and through coordination with lending institutions and the State, seek to eliminate this practice.
- B. 5. Consider developing a housing code enforcement program to ensure a decent and safe stock of residential units.
- B. 6. Support the upgrading of mobile home parks by developing a permanent zoning designation for their use.
- B. 7. Working with interested organizations, establish a listing of historical buildings and structures in the City of Pleasant Hill and include in the environmental review and site planning the consideration of reuse or restoration of designated buildings and structures.

A key element in the preservation of the residential areas is the active support and participation by the residents. The City can lend assistance to the residents and provide technical expertise, but in the final analysis it's the residents who will accomplish the upgrading and maintenance of the residential areas. The City's role is to encourage and promote the efforts of residents in addressing their objectives and provide alternative avenues to success.

POLICY C: PARTICIPATION

Promote opportunities for residents to participate in the neighborhood planning, improvements and conservation.

Implementation Program

- C. 1. Encourage the establishment and operation of home associations to identify and address the particular needs of each residential area.

OBJECTIVE II: AFFORDABLE HOUSING

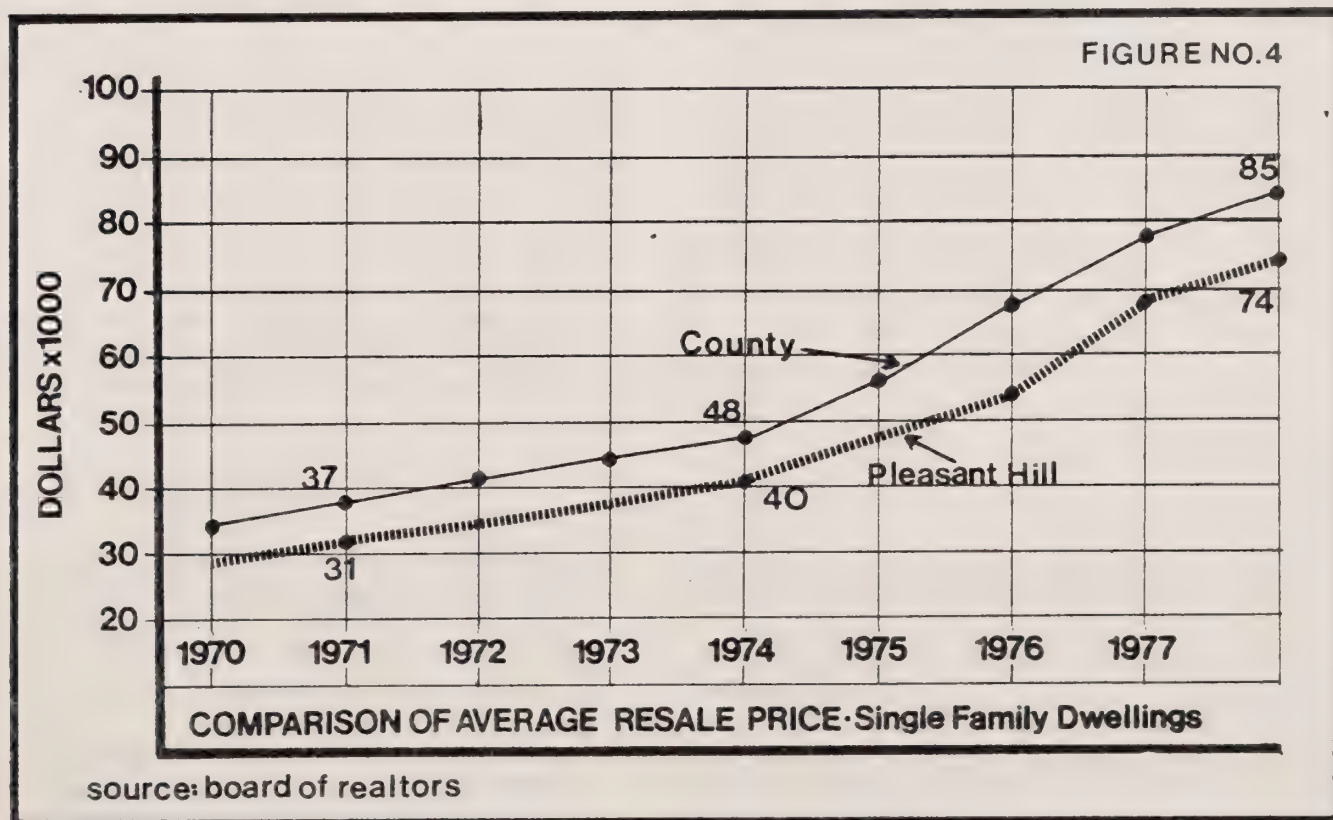
To encourage the retention and addition of affordable housing in the City.

In the past five years, the cost for a single family home has risen dramatically, with the greatest increase occurring from 1974 to 1976. The change in housing costs in Central Contra Costa County was from \$48,400 to \$68,500, a 45 percent increase during the two year period, as shown in Figure No. 4. The median residential resale price in Pleasant Hill, as of August, 1979, was \$83,200. The median price for a two bedroom or smaller unit was \$76,900, with a three bedroom unit

selling for \$81,000. These increases are extremely significant in Pleasant Hill due to the predominance of single family housing.

The increase in home prices has had a substantial effect on families that want to purchase a home. Those entering the home ownership market for the first time are finding it increasingly difficult to bridge the ever-widening gap between housing costs and incomes. Due to inflation, higher land costs, higher costs of construction, increases in the mortgage rates, and a high demand for housing, it is more and more difficult to own a home. For example, a two bedroom house purchased at the median price of \$76,900 today, with a 10½ percent mortgage, would require a monthly loan payment of approximately \$565. Today, most young families cannot find affordable ownership housing and, thus, are forced to continue renting.

Rents have also increased, but tend to lag behind the increases in income. Although rents have actually increased at



a slower rate than the median income, they will probably increase in the near future, reflecting a high demand, and current sale and construction cost increases. These increases will most likely affect the approximate 34.4 percent of the households who rented in 1975. Rental housing includes not only multiple family apartments, but also a significant number of single family homes (approximately 15.5 percent of all single family homes). Even though rents have not generally been rising as fast as incomes, nearly 24 percent of the renters in Pleasant Hill in 1975 paid over the accepted norm of 25 percent of their gross income for housing.

FIGURE NO. 5

COSTS AND INCOMES
1974-1979

	<u>April 1974</u>	<u>August 1979</u>	<u>Percent</u> <u>Change</u>	<u>Mean</u> <u>Annual Change</u>
Consumer Price Index				
All items	139.2	218.3	56.8	10.3
Ownership housing	154.6	262.1	70.0	12.7
Rental housing	137.3	194.8	41.9	7.6
Median housing cost	\$48,400	\$83,200	72.0	13.1
Median income	\$15,000 ¹	\$20,700	38	8.4

¹ April 1975 Median Income

Sources: Department of Commerce
Department of Labor
1975 Countywide Special Census for Contra Costa County
Multiple Listing Service, Contra Costa Board of Realtors

Because there is little undeveloped residential land left in the City, there are only a few actions that the City can take to reduce the increase in the cost of housing in Pleasant Hill, besides providing assisted housing.

POLICY D: HOUSING COSTS

Encourage measures that will reduce the cost of housing construction, operation and maintenance.

Implementation Programs

- D. 1. Continue to utilize Federal and State programs for providing low interest loans for rehabilitation of housing, principally for low and

moderate income households.

- D. 2. Review the City's requirements for development, including park dedication fees, processing and review times and public improvement standards to determine ways of reducing construction costs.
- D. 3. Develop energy guidelines for new construction and existing residential development.
- D. 4. Study the feasibility of developing a landbanking program that would be used by individuals for owner-built/owner-occupied housing at affordable prices.

In 1975, more than 3000 households in the City of Pleasant Hill were eligible for federal housing assistance based on their annual income. Approximately half of those households qualifying for assistance were already homeowners and because many owned their home for several years, they had a very low or no monthly mortgage payment. Rental households comprise the remaining low income households and nearly 45 percent (approximately 700 households) were paying more than 25 percent of their gross monthly income on housing. The 25 percent figure is the accepted limit which families can afford to pay without foregoing other necessities. The number of households expected to be both low income and paying a disproportionate amount of their income on housing is expected to rise to nearly 900 by 1985.

FIGURE NO. 6

LOW INCOME HOUSEHOLDS BY TENURE - 1975

	<u>Own</u>	<u>Own with no mortgage</u>	<u>Rent</u>	<u>Total</u>
Existing: 1975	1067	473	1462	3002
Percentage	34.2	16.1	49.7	100
Projected: 1985	1318	620	1917	3855
Percentage	34.2	16.1	49.7	100

Sources: 1975 Countywide Special Census for Contra Costa County
Pleasant Hill Planning Department

Clearly, the City cannot reasonably be expected to obtain assistance for all low income households in the community or even the many needy renters. Rather, the City can make a reasonable effort to encourage affordable housing for the most needy - overpaying low income rental households. In 1979,

there were 247 federally assisted rental housing units in Pleasant Hill, of which 47 units were for families and 200 units were specifically designed for senior citizens. Of the 900 households who are anticipated to be paying a disproportionate amount on housing, it is the City's objective to provide housing for 30 percent of these households or 270 additional assisted units utilizing federal and state funds.

The programs in this element provide a sound basis for providing assisted housing in Pleasant Hill. The City must also remain alert to new programs and evaluate their application in Pleasant Hill, ensuring that the residents are able to share in the benefits of state and federally funded programs.

POLICY E: ASSISTED HOUSING

Seek to increase the supply of housing for low and moderate income families, seniors and disabled.

Implementation Programs

- E. 1. Support private participation in Section 8 existing rental subsidy programs or similar programs sponsored by the Contra Costa County Housing Authority and promote at least 100 additional certified households in Pleasant Hill. Use groups such as the Housing Alliance as an active outreach advocate for Section 8 assisted housing.
- E. 2. Support the addition of handicapped and senior facilities.
- E. 3. Support the addition of at least 150 new assisted family units which are integrated with market rate housing on at least three sites.
- E. 4. Encourage the County to use its Community Development Block Grant funds to landbank appropriate sites and write down the land costs for assisted developments.
- E. 5. Study the feasibility of establishing, with other neighboring cities, the County and developers, an independent housing corporation (or contract with an existing housing agency) to provide assistance in developing, main-

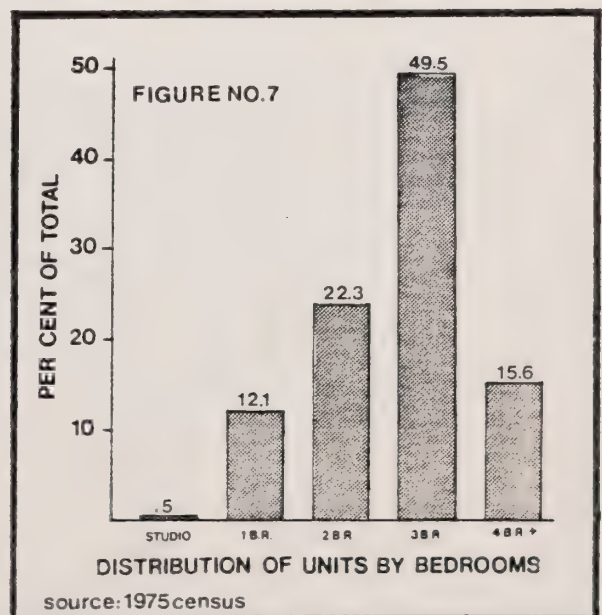
taining and administering a moderate income ownership housing program (below market rate housing). The study would include impacts on development costs and methods of tempering adverse effects with density bonuses or other incentives.

- E. 6. Provide that at least 20 percent of the housing stock be rental apartments, and limit the number of condominium conversions.

OBJECTIVE III: TENURE AND BALANCE

Provide a reasonable balance of ownership and rental housing that provides for varied life styles and incomes, while retaining the existing single family character of Pleasant Hill.

The 1966 General Plan expressed the desire by the residents to retain and enhance the suburban single family character of Pleasant Hill. The plan specified the desire to limit apartments and encourage large lot single family subdivisions to accommodate families. Only a few minor policy deviations occurred in the subsequent fifteen years. The private market forces responded well and the City has a housing mix of 73 percent single family, 23 percent rental apartments and 4 percent condominiums. Additionally, as Figure No. 7 indicates, developers provided housing suitable for families with nearly 65 percent of all units having three or more bedrooms.



Based on Figure No. 8, there is very little residential land left to be developed and much of what remains is currently being developed. The projections based on 1979 zoning indicate that future construction will not significantly change the housing balance in the City. This plan does propose some slight incremental changes in the existing policies to allow for more higher density developments along transportation corridors and the use of more innovative planned unit developments, rather than the traditional single family detached housing.

FIGURE NO. 8
RESIDENTIAL LAND POTENTIAL

January 1980

(1) Zone	(2) Under Review or Construction		(3) Projected		(4) Existing	(5) Total
	Acres	Units	Acres	Units	Units	Units
R-1	230	530	300	1080	6970	8580
R-2	0	0	0	0	185	185
M-R	0	0	0	0	2635	2635
PUD	325	2070	45	370	-	2440
SF	175	380	20	40	-	420
MR	150	1690	25	330	-	2020
Total	555	2600	345	1450	9790	13,840

Source: Pleasant Hill Planning Department

County not allow additional development in these areas without annexation to the City, or prorate additional staff to the City to review the plans.

- F. 3. Develop precise plans and street plan lines for highly visible, odd-shaped or large vacant parcels to ensure appropriate integration of the development with existing or future neighborhoods.
- F. 4. Encourage innovative plan unit developments and condominiums.
- F. 5. Study the possibility of the development of high rise (greater than five stories), high density developments in the BART area.
- F. 6. Ensure that new development and rehabilitation consider the needs of the elderly and handicapped.
- F. 7. Continually explore new innovations in building and subdivision design and construction to reduce the longer term energy consumption and adopt those methods that are appropriate to Pleasant Hill.
- F. 8. Monitor new construction to encourage approximately 80 percent of the housing stock to be ownership housing and 20 percent of the housing stock to be rental apartments.

POLICY F: NEW CONSTRUCTION

Ensure that opportunities for construction of new housing balances the needs for a range of housing costs, community preferences, environmental and aesthetic constraints.

Implementation Programs

- F. 1. Explore the development of a Hill-side Ordinance that restricts new construction in environmentally sensitive areas and allows density transfers in areas where development is appropriate.
- F. 2. Establish land use designations for unincorporated areas, pre-zone unincorporated areas and request that the

Given the existing zoning, little change in the distribution of housing is likely to occur because of the new construction. One major area in the housing balance that the City still has control over is the tenure of existing units - that is, whether the unit is available for ownership-occupancy or rental-occupancy. Pleasant Hill provides a range of single-ownership housing, but not much rental housing. The existing rental housing provides affordable housing for many of the low income households and is a resource that should be maintained. The conversion of these existing apartments is an attractive option for the entrepreneurs and provides some first-time purchasers the opportunity for equity, capital appreciation

and other benefits that can be derived from ownership. They limit the range of rental housing and, in many cases, force relocation of existing tenants. Given the 1979 rental apartment vacancy rate of less than two percent, a point where the housing market does not function properly for low and moderate income families, it is necessary for the City to take action which will mitigate the potential negative impacts of uncontrolled condominium conversions on existing tenants and retain the City's valuable rental housing resource until such time that additional rental units are constructed and the severe housing shortage is relieved.

POLICY G: CONDOMINIUM CONVERSION

Ensure a reasonable balance of rental and ownership housing and a variety of individual types, costs, tenures, and locations through the regulation of condominium conversions, community apartment projects or stock cooperatives.

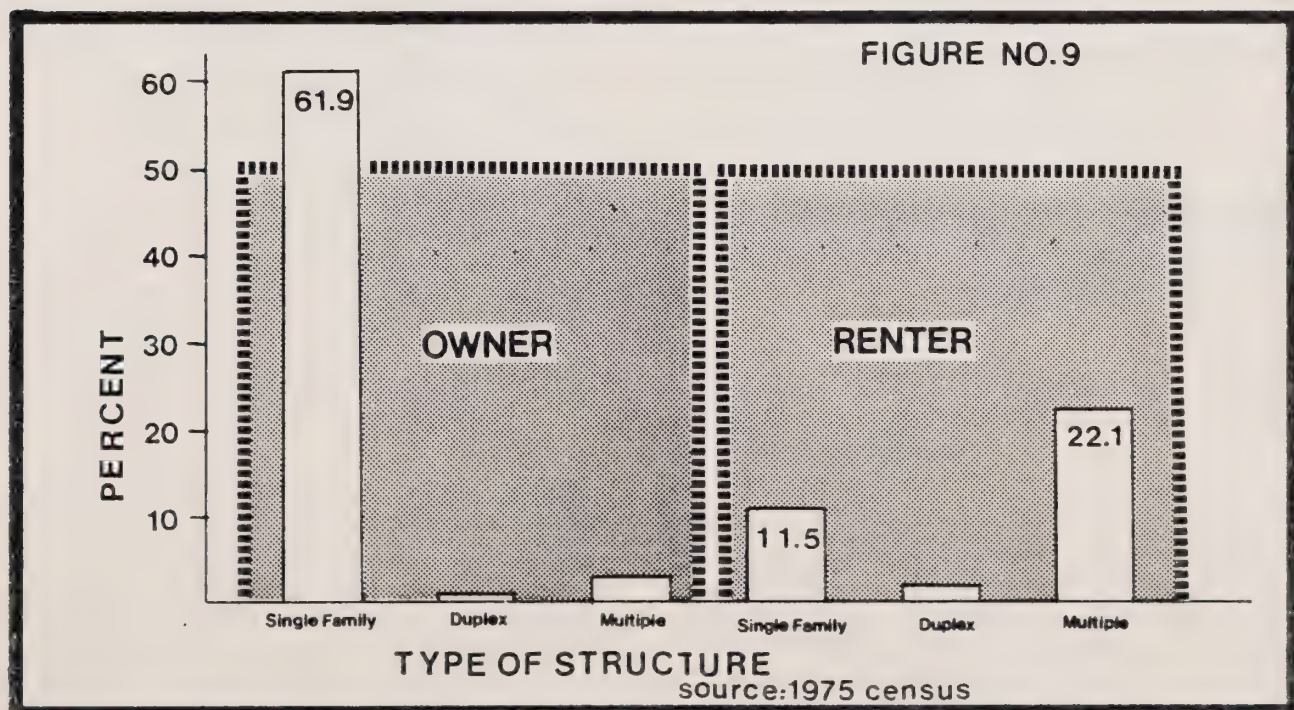
Implementation Programs

G. 1 Allow conversion of apartments to condominiums provided that the conversion does not reduce the rental apartment housing stock below 20 percent of the

total housing stock as projected annually by the Planning Department.

G. 2 Condominium conversions will be allowed with the following constraints:

- Ensure the units conform to the most current noise, energy and insulation standards, Uniform Building Code standards for ownership housing adopted by the City, and the State Energy Code requirements.
- Require adequate buyer protection provisions including, but not limited to full disclosure of structural conditions, age and life expectancy of heating, mechanical equipment and plumbing, the covenants, conditions and restrictions, maintenance agreements and homeowner association by-laws.
- Minimize adverse impacts on displaced tenants by providing adequate assistance for relocation and extended leases for the elderly.
- Ensure that 10 percent of the units are retained for rental to low and moderate income households.



- Retain local prerogatives to deny approval of condominium conversion if the proposal is incompatible with the policies and programs of the General Plan, or if the design or improvement is inconsistent with applicable specific plans, or if the type, location, and character of the project is inappropriate for conversion, and removes a needed rental housing resource in the community.

G. 3 Amend the Condominium Ordinances to provide consistency with the Condominium Conversion Policies and Implementation Programs.

either did not allow children or placed severe limitations on the number and ages of children. With more families unable to purchase a home and an increase in single parent households, some of whom will have to rent, the problem becomes more acute. Because this problem is regional in nature, Pleasant Hill lends its support to eliminating the practice of discriminating against families with children in rental housing by State legislation.

POLICY H: NON-DISCRIMINATION

Support efforts to eliminate discrimination in housing based upon race, ethnic background, religion, sex, age, marital status, or family composition.

Implementation Programs

- H. 1. Support efforts of organizations such as the Housing Alliance of Contra Costa County and the Board of Realtors of Contra Costa County which is dedicated to and able to take action on elimination of discrimination.
- H. 2. Support State legislation which would make discrimination against families with children illegal.
- H. 3. Ensure that adequate provisions are made in new developments and condominium conversions for families with children, including the provisions for such amenities as tot lots and play areas.

OBJECTIVE IV: FAIR HOUSING

Provide equal housing opportunities for all citizens of Pleasant Hill.

Discrimination based upon race, ethnic background, religion or marital status has repeatedly been determined illegal by the passage of Proposition 14 in 1964, the 1968 Federal Civil Rights Act, and the California Unruh Act. A 1976 amendment to the California Constitution also guarantees equal access to housing for disabled people. Allegations of illegal discrimination in Pleasant Hill have been handled by the Housing Alliance of Contra Costa County, a non-profit corporation since 1977. An analysis of discrimination complaints to the Housing Alliance originating in Pleasant Hill from October, 1978 to June, 1979 found only five occurrences of discrimination. Of these, none were for racial discrimination, and only one was possibly illegal. It was concluded by the Housing Alliance that discrimination complaints from Pleasant Hill have been minimal.

In addition to the more historical types of discrimination clarified in Federal and State laws, it has recently been revealed that there is a general practice of discriminating against families with children. In Pleasant Hill, a 1979 survey found that 88 percent of the rental housing units

OBJECTIVE V: INTERGOVERNMENTAL COORDINATION

Ensure continued communication and coordination between Pleasant Hill and other governmental agencies.

Pleasant Hill is only one of several jurisdictions in the region which shares the effects and responsibilities of the housing market. The preceding discussions and policies help clarify the City's capabilities

and limits in addressing housing issues. The roles, regulations and resources will continue to change. Therefore, the City should continue its cooperation with the State, the Association of Bay Area Governments, Contra Costa County and neighboring cities in order to ensure that any new housing programs developed and implemented will be useful to and in support of Pleasant Hill.

POLICY I: INTERGOVERNMENTAL
COORDINATION

Assume an active role in reviewing and formulating Federal, State, regional, and countywide housing programs to ensure compatibility with local policies and needs.

Implementation Programs

- I. 1 Provide comments concerning Federal, State and regional housing plans such as the Fair Share Housing Plan and the Areawide Housing Allocation Plan.
- I. 2 Support housing legislation at the County, State and Federal levels which promotes more housing opportunities for all citizens of Pleasant Hill.
- I. 3 Take an active role in developing housing programs with the other cities in Central Contra Costa County.

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